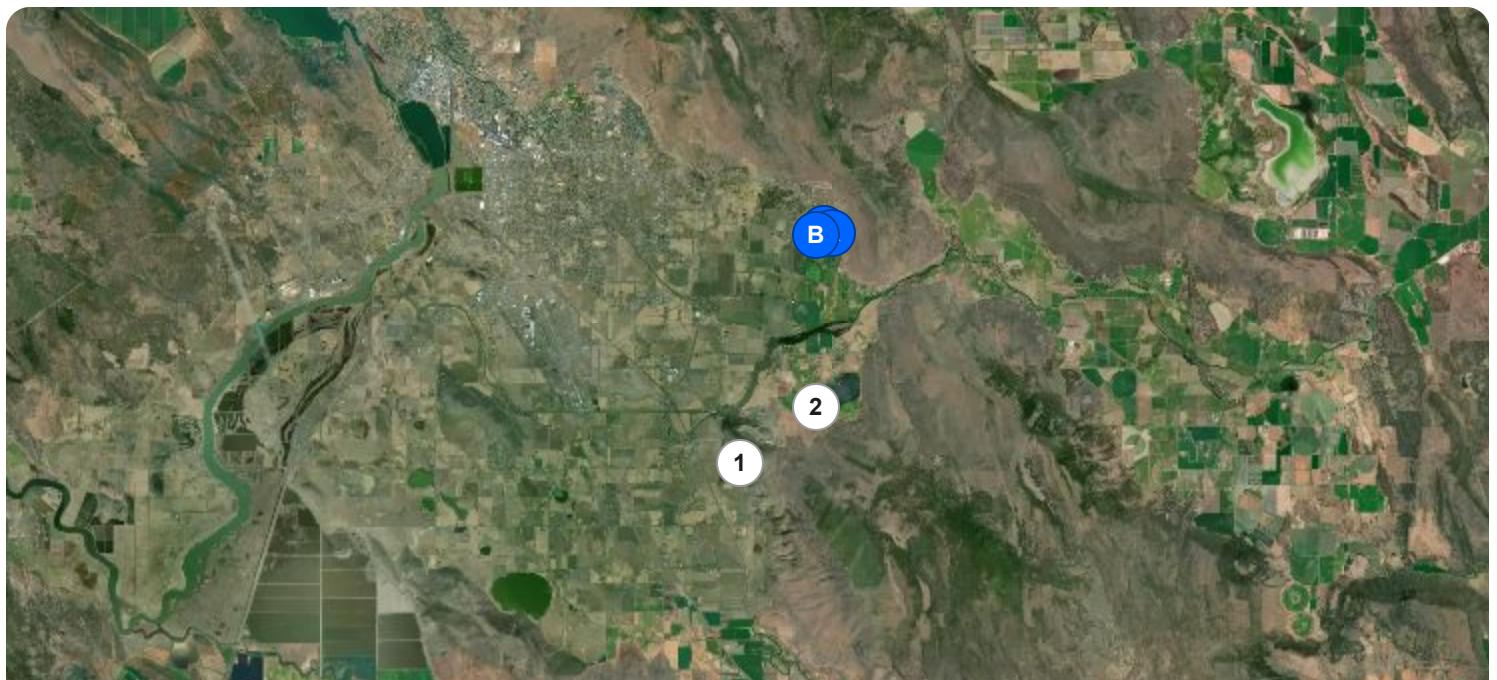


Comparable Sales Report

Date: 01/08/26

★ Subject Property

5 Properties Overview



5

Properties



\$87,622

Average Price Per Acre



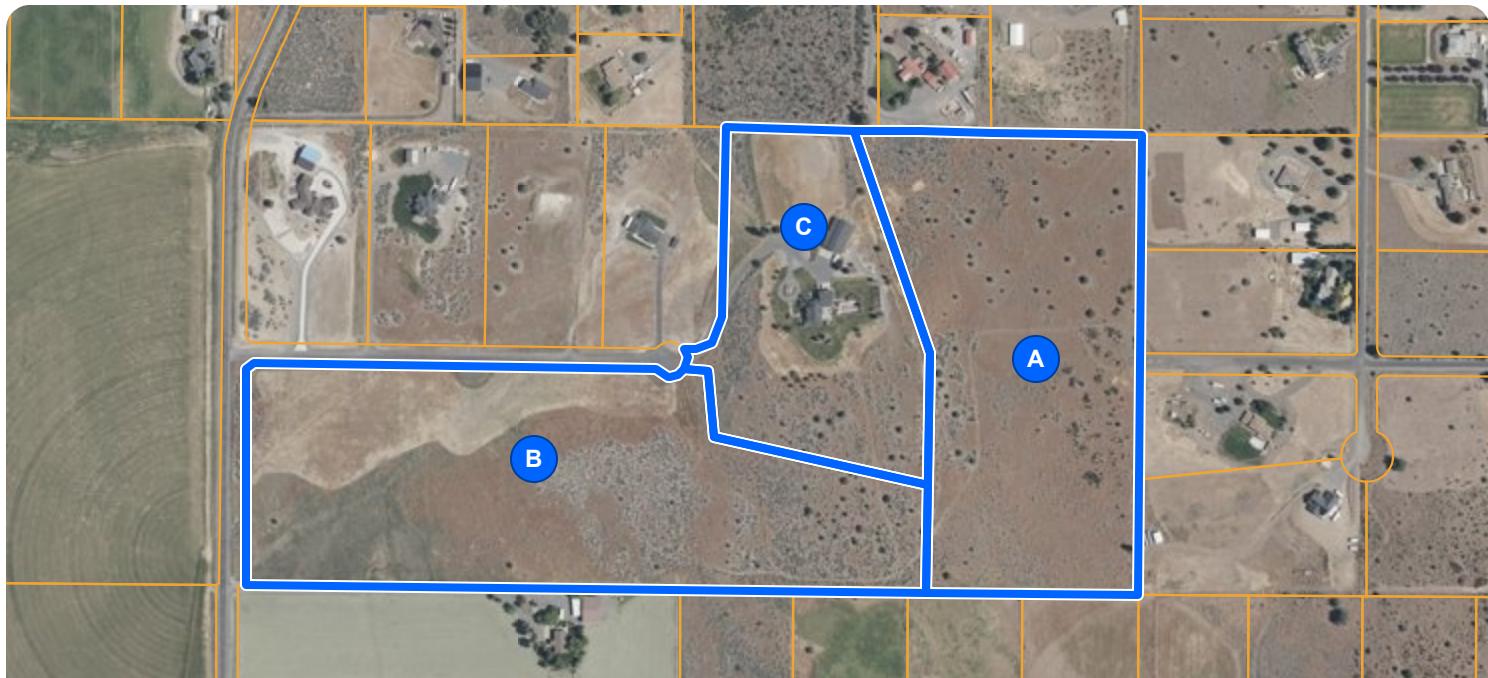
\$37,525

Median Price Per Acre

Property	County	Sale Date	Total Price	Total Acres	Total Parcels	Price Per Acre
A	Klamath	1997-05-15	\$243,750	20.38	1	\$11,960
B	Klamath	N/A	N/A	25.08	1	N/A
C	Klamath	1997-05-15	\$243,750	11.99	1	\$20,329
1	Klamath	2025-10-02	\$1,515,000	5.75	1	\$263,478

2	Klamath	2025-08-19	\$568,000	10.38	1	\$54,721
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Comparable Sales Report • Comp Report - 11849 Herr Ct, Klamath Falls, OR, 97603



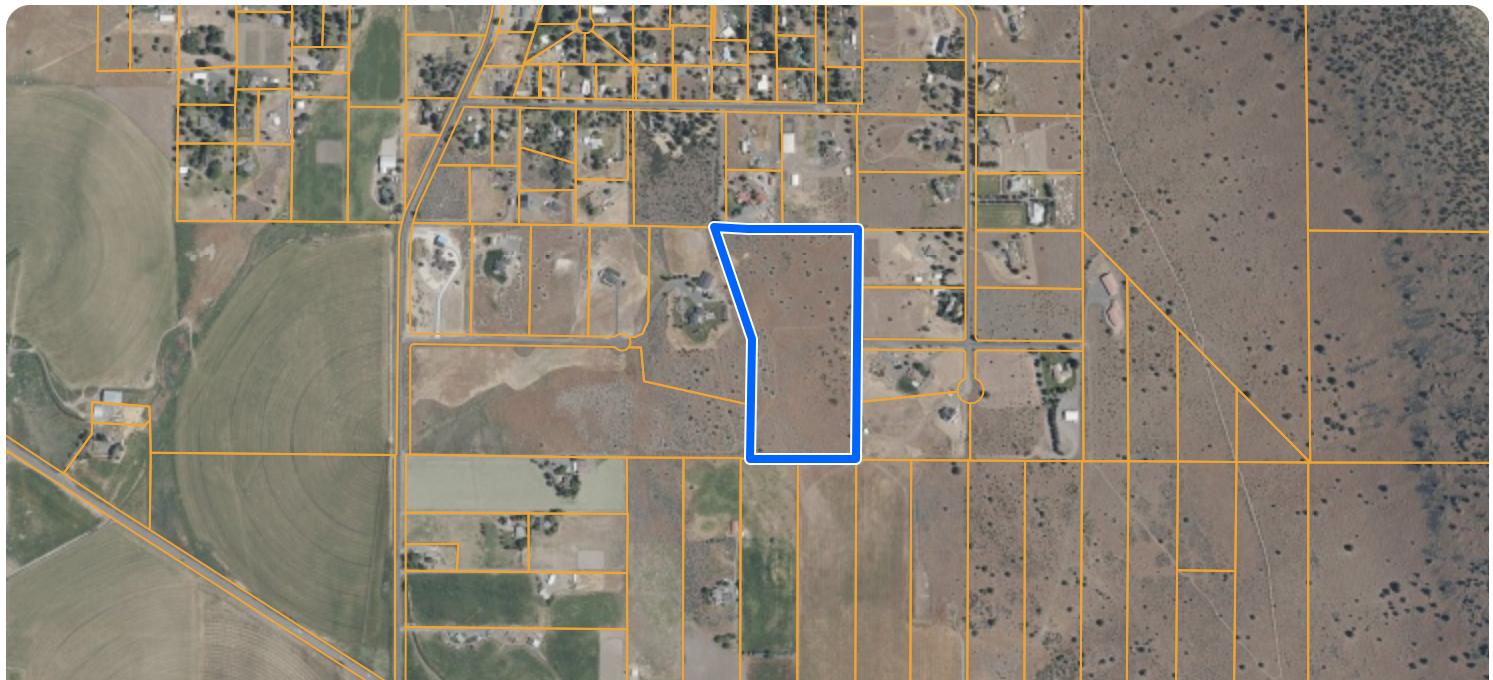
★ Subject Properties Summary

3 Subject Properties

6
Beds **6**
Baths **57.45**
Acres

Property	County	Sale Date	Total Price	Total Acres	Total Parcels	Price Per Acre
A	Klamath	1997-05-15	\$243,750	20.38	1	\$11,960
B	Klamath	N/A	N/A	25.08	1	N/A
C	Klamath	1997-05-15	\$243,750	11.99	1	\$20,329

Comparable Sales Report • Comp Report - 11849 Herr Ct, Klamath Falls, OR, 97603



★ Subject Property (A)

N/A

0 0 20.38
Beds Baths Acres

property details

R595840
Parcel ID

 **42.186450, -121.640550**
Location

 **1997-05-15**
Sold Date

 **N/A**
Buildings

 **N/A**
Building sq. ft.

 **VACANT**
Land Use

 **2024**
Tax Year

 **\$873**
Tax Amount

Comparable Sales Report • Comp Report - 11849 Herr Ct, Klamath Falls, OR, 97603



★ Subject Property (B)

N/A

0 0 25.08
Beds Baths Acres

property details

R894891
Parcel ID

42.185650, -121.645950
Location

N/A
Sold Date

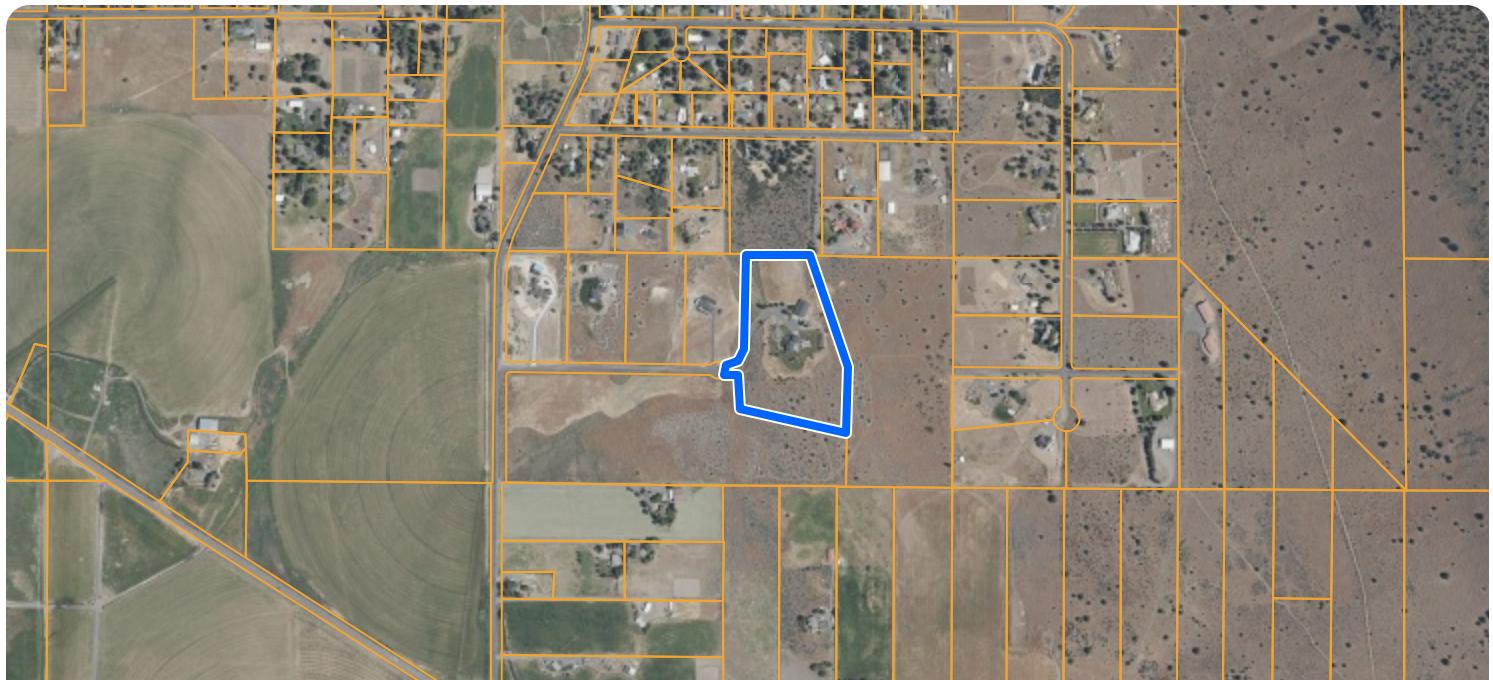
N/A
Buildings

N/A
Building sq. ft.

VACANT
Land Use

2024
Tax Year

\$1,611
Tax Amount



★ **Subject Property (C)**

11849 HERR CT

6

Beds

6

Baths

11.99

Acres

property details

R595831

Parcel ID

1997-05-15

Sold Date

2024

Tax Year



42.187500, -121.643050

Location



1

Buildings



6986

Building sq. ft.



RESIDENTIAL

Land Use



\$11,343

Tax Amount



Property 1

\$1,515,000

11429 HILL RD, KLAMATH FALLS, OR, 97603

0

0

5.75

Beds

Baths

Acres

property details

R880080

Parcel ID

2025-10-02

Sold Date

VACANT

Land Use



42.127910, -121.672501

Location



N/A

Buildings



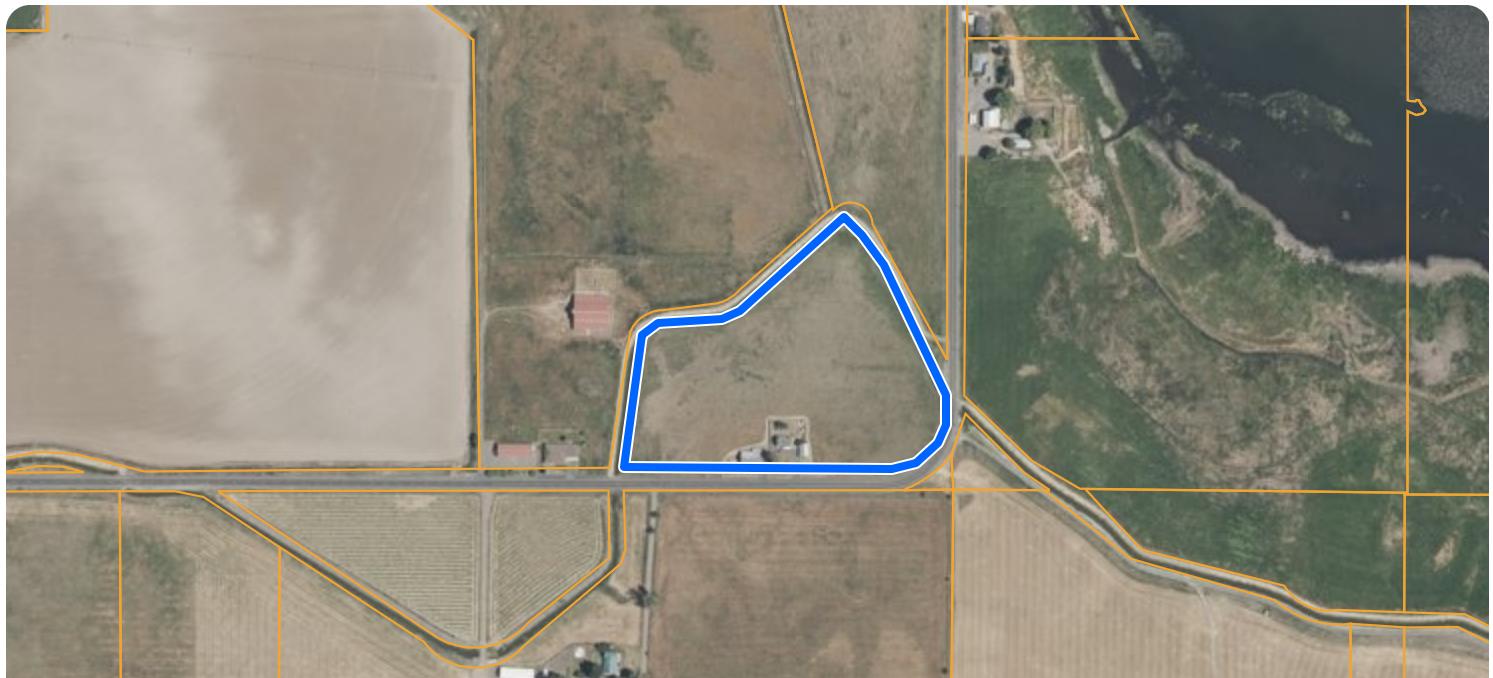
N/A

Building sq. ft.



\$199

Tax Amount



Property 2

\$568,000

9321 HILL RD, KLAMATH FALLS, OR, 97603

3

Beds

2

Baths

10.38

Acres

property details

R601156

Parcel ID

42.141777, -121.646233

Location

2025-08-19

Sold Date

\$54,721

Price Per Acre



1

Buildings

1584

Building sq. ft.

AGRICULTURAL

Land Use



2024

Tax Year



\$1,320

Tax Amount